

39-0-F-3A

37-135-6

## 019746 WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That NEW HORIZONS REALTY AND MANAGEMENT CORPORATION f/k/a New Horizons Realty Management Corporation, a Maine Corporation organized and existing under the laws of the State of Maine and having its principal place of business in Waterville, Kennebec County, State of Maine, for consideration paid, grants to MUIRFIELD CORP., a corporation organized by Law and having a place of business at Waterville, Maine, the receipt whereof it does hereby acknowledge, does hereby give, grant, bargain, sell and convey unto the said MUIRFIELD CORP., its successors and assigns forever,

TRANSFER  
TAX  
PAID

THE UNIT known and designated as Unit 103 in NEW HORIZONS PROFESSIONAL OFFICE CONDOMINIUM, located in Waterville, County of Kennebec and State of Maine, as shown on the Condominium Plat and Plans by A.E. Hodsdon, Consulting Engineers, entitled "New Horizons" Professional Office Condominiums and filed in the Kennebec County Registry of Deeds in Plan File E-87062 and Plan File E-88166. Specific reference is made to the NEW HORIZONS PROFESSIONAL OFFICE CONDOMINIUM Declaration under the Maine Condominium Act of the Revised Statutes of the State of Maine, which Declaration is dated May 12, 1988, and recorded in said Registry in Book 3346, Page 105 and re-recorded in Book 3362, Page 33, and amendment thereto, dated August 5, 1988 and recorded in Kennebec County Registry of Deeds, Book 3602, Page 203, and the same are incorporated by reference herein. The aforesaid Plat and Plans are Exhibit C to the Declaration.

ANY AND ALL rights, easements, privileges and appurtenances belonging to the Unit are hereby conveyed. This conveyance is subject to the terms, conditions, agreements, covenants, restrictions, obligations and easements contained or referred to in the above-referenced Declaration.

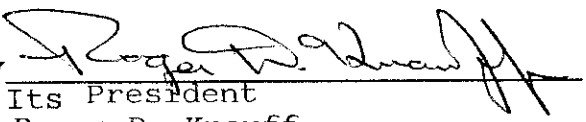
TO HAVE AND TO HOLD the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said MUIRFIELD CORP., its successors and assigns, to him and their use and behoof forever.

AND it does covenant with the said Grantee, its successors and assigns, that it is lawfully seized in fee of the premises, that they are free of all encumbrances, except as aforesaid, that it has good right to sell and convey the same to the said Grantee to hold as aforesaid; and that it and its successors and assigns shall and will warrant and defend the same to the said Grantee,

its successorss and assigns, forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, it, the said NEW HORIZONS REALTY AND MANAGEMENT CORPORATION, has caused this instrument to be sealed and signed in its corporate name by Roger D. Knauff its President, thereunto duly authorized, this 11th day of August, 1988.

NEW HORIZONS REALTY AND  
MANAGEMENT CORPORATION

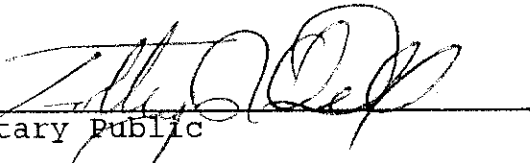
By   
Its President  
Roger D. Knauff

August 11, 1988

STATE OF MAINE  
KENNEBEC, SS.

Personally appeared the above-named Roger D. Knauff, President of said NEW HORIZONS REALTY AND MANAGEMENT CORPORATION, as aforesaid and acknowledged the foregoing instrument to be his free act and deed in his said capacity, and the free act and deed of said Corporation.

Before me,

  
Notary Public

**TIMOTHY R. O'DONNELL**  
ATTORNEY AT LAW  
Notary Public - Maine  
My Comm. Expires 8-23-93



RECEIVED KENNEBEC SS.

1988 AUG 26 AM 9:00

ATTEST:   
REGISTER OF DEEDS